

State of Alaska FY2003 Governor's Operating Budget

Department of Transportation/Public Facilities Central Region Leasing and Property Management Component Budget Summary

Component: Central Region Leasing and Property Management

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Component Mission

The mission of the Central Region Leasing and Property Management component is to benefit the traveling public and Alaskan communities through sound and effective leasing and property management practices at the region's airports and harbors.

Component Services Provided

- Provides a centralized location for any individual or company who wishes to use rural airport land for private or commercial enterprise.
- Answers questions as to the availability of airport land and whether the land in question can be used for the intended purpose.
- Receives and reviews applications from individuals or companies for compliance with land title restrictions, Federal Aviation Administration construction grant assurances, and airport development plans.
- Assists in the completion of building permit applications by answering questions regarding the requirements of other agencies or directing the applicant to the particular agency in question for more detailed answers.

Component Goals and Strategies

Actively manage Central Region airport properties and harbor facilities:

Effectively execute and administer leases and permits.

- Increase the frequency of inspections at airports to reduce the misuse and abuse of airport property.
- Actively pursue environmental concerns relative to fueling operations and hazardous substances to minimize the State's liability exposure.
- Continue to work with communities to assume ownership of their local harbors to reduce state liability and maintenance costs.

Enhance rural commerce:

Encourage development of aviation related businesses.

- Critically review airport improvement project plans and master plans for potential impacts to leaseholds and for the creation of new lease areas on airports.

Generate and optimize revenues:

Assist in the rewrite of Title 17 regulations to bring lease rates closer to fair market rent and implement programs to

- generate new revenues.
- Advertise availability of new properties at rural airports to generate the maximum revenue possible for the state.
- Maximize revenue to offset maintenance and operations costs at rural airports.
- Ensure revenues due the State are assessed and paid in a timely manner.
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Key Component Issues for FY2002 – 2003

- Lease rate increases indicated by 1996 and 1999 market studies will be implemented when revised Title 17 regulations are adopted. The regulations are also needed to implement new programs that will enhance revenue.
- Coordination with the Department of Environmental Conservation to address the issue of remaining underground storage tanks.
- Closely examine the regulations for and address the environmental concerns relative to fueling operations and other sources of contamination.

Major Component Accomplishments in 2001

- Received and processed 106 applications and executed 80 new leases and permits.
- Completed major changes to 47 existing leases and permits and consented to 16 assignments.
 - Reviewed, coordinated and approved 50 building permit applications.
 - Closed 53 agreements.
 - Inspected 18 airports.
 - Reviewed and coordinated 5 airport master plans.
 - Reviewed and coordinated over 10 airport improvement projects.
 - Coordinated and managed site assessments and remediation efforts for 6 former MarkAir sites.
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Statutory and Regulatory Authority

- AS 02 Aeronautics
- AS 30 Navigation Harbors and Shipping
 - AS 35 Public Buildings and Improvements
 - AS 36 Procurement/Supply
 - AS 44 State Government
 - 17AAC40 Leasing and Property Management
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Central Region Leasing and Property Management

Component Financial Summary

All dollars in thousands

	FY2001 Actuals	FY2002 Authorized	FY2003 Governor
Non-Formula Program:			
Component Expenditures:			
71000 Personal Services	503.6	546.6	571.0
72000 Travel	10.3	15.3	15.3
73000 Contractual	75.2	45.6	76.4
74000 Supplies	8.4	3.0	3.0
75000 Equipment	2.3	0.0	0.0
76000 Land/Buildings	0.0	0.0	0.0
77000 Grants, Claims	0.0	0.0	0.0
78000 Miscellaneous	0.0	0.0	0.0
Expenditure Totals	599.8	610.5	665.7
Funding Sources:			
1004 General Fund Receipts	0.0	0.0	0.0
1005 General Fund/Program Receipts	495.7	524.4	579.6
1007 Inter-Agency Receipts	78.8	86.1	86.1
1061 Capital Improvement Project Receipts	25.3	0.0	0.0
Funding Totals	599.8	610.5	665.7

Estimated Revenue Collections

Description	Master Revenue Account	FY2001 Actuals	FY2002 Authorized	FY2002 Cash Estimate	FY2003 Governor	FY2004 Forecast
Unrestricted Revenues						
Unrestricted Fund	68515	471.8	0.0	0.0	0.0	0.0
Unrestricted Total		471.8	0.0	0.0	0.0	0.0
Restricted Revenues						
Interagency Receipts	51015	78.8	86.1	86.1	86.1	86.1
General Fund Program Receipts	51060	495.7	524.4	524.4	579.6	579.6
Capital Improvement Project Receipts	51200	25.3	0.0	0.0	0.0	0.0
Restricted Total		599.8	610.5	610.5	665.7	665.7
Total Estimated Revenues		1,071.6	610.5	610.5	665.7	665.7

Central Region Leasing and Property Management**Proposed Changes in Levels of Service for FY2003**

Service Changes are not anticipated for FY2003.

Summary of Component Budget Changes**From FY2002 Authorized to FY2003 Governor***All dollars in thousands*

	<u>General Funds</u>	<u>Federal Funds</u>	<u>Other Funds</u>	<u>Total Funds</u>
FY2002 Authorized	524.4	0.0	86.1	610.5
Adjustments which will continue current level of service:				
-Year 3 Labor Costs - Net Change from FY2002	12.1	0.0	2.3	14.4
-Convert unrealizable Year 3 Labor Cost fund sources to GF	2.3	0.0	-2.3	0.0
-Exchange fund sources for rural airports leasing and maintenance programs	-14.4	0.0	0.0	-14.4
-Exchange fund sources for rural airports leasing and maintenance programs	14.4	0.0	0.0	14.4
-Transfer In GFPR from Central Region Highways and Aviation to meet OMB vacancy guidelines	10.0	0.0	0.0	10.0
Proposed budget increases:				
-Increase GFPR authority for increased water/wastewater fees at the Kodiak Airport	30.8	0.0	0.0	30.8
FY2003 Governor	579.6	0.0	86.1	665.7

Central Region Leasing and Property Management

Personal Services Information

Authorized Positions		Personal Services Costs		
	<u>FY2002</u>	<u>FY2003</u>		
	<u>Authorized</u>	<u>Governor</u>		
Full-time	9	9	Annual Salaries	416,519
Part-time	0	0	COLA	9,578
Nonpermanent	0	0	Premium Pay	0
			Annual Benefits	158,266
			<i>Less 2.29% Vacancy Factor</i>	(13,363)
			Lump Sum Premium Pay	0
Totals	9	9	Total Personal Services	571,000

Position Classification Summary

Job Class Title	Anchorage	Fairbanks	Juneau	Others	Total
Administrative Assistant	1	0	0	0	1
Administrative Clerk III	1	0	0	0	1
Drafting Technician III	1	0	0	0	1
Leasing Officer II	4	0	0	0	4
Leasing Officer III	1	0	0	0	1
Leasing Officer IV	1	0	0	0	1
Totals	9	0	0	0	9